

MINUTES

P & Z COMMISSION HEARING

August 20, 2009

ATTENDANCE P & Z Commissioners

ATTENDED

1. Wendell DeCross, Chairman
2. Ruth Ann Smith
3. Robert K. Black, Sr.
4. Bob Hall
5. Rick Slone
6. Chuck Teetsel
7. Bill Rawlings
8. Jason Hatch
9. Carol Davis

ABSENT

Evelyn Meadows

Joel Lawson

Staff Attendance

Bill Fraley
Greg Loper
David Swietanski

Linda Elliott
Trent Larson
Alberto L. Peshlakai

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona - Time: 6:00 p.m.

Chairman, Wendell DeCross called the meeting of the Navajo County Planning & Zoning Commission to order. Mr. DeCross led the Pledge of Allegiance and explained the meeting procedures to the public, as well as some of the housekeeping rules. He asked those who want to address the Planning and Zoning Commission to come to the podium, and state their name prior to speaking.

Item # 1 - ZONE CHANGE, SNOWFLAKE AREA: Request by Copperwood Investments, LLC for a Zone Change from R1-10 to C-R to allow a Recreational Vehicle Park on a 2.29 acre parcel, APN # 403-05-074 in Section 12, T 13 N, R 23 E.

The Staff Report was presented by **Linda Elliott** who introduced two items that need separate actions which involve the same owner and property. They would like to have the R1-10 zoning changed to C-R. The location of the subject parcel is 13 miles East of Snowflake on Concho Highway at the corner of Appaloosa & Concho Highway on the southeast corner. Notifications were done with postings. Staff had no further concerns and recommended it be granted a Zone Change with no conditions. The RV Park is an allowed use in the C-R Zoning with a Special Use Permit. Staff requested the rezoning be done prior to the approval of the Special Use Permit.

Owner/Applicant Comments: **Bud Henning** of BB Home Inspections, who is working with Coppersmiths, was present.

In Favor: No one from the public came forward in favor of this Zone Change.

Opposed: **Leonard Barren**, who lives a thousand feet from the project, had a concern with the type of lighting to be used and they assured him that it isn't the applicants intent to install a lighting to obscure the night view.

Staff's Questions/Comments: There were no further questions/comments from staff.

Commissioner's Questions/Comments: Wendell DeCross reminded the Commission that a zone change does allow for an RV Park, but when you do a zone change you can put whatever you want into the C-R zoning instead of an RV Park. **Greg Loper** explained that the majority of the site is already zoned CR; only the back corner needs a zone change.

A motion was made by Ruth Ann Smith to approve this Zone Change. The motion was seconded by Chuck Teetsel, and passed unanimously. **In Favor: 9, Opposed: 0.**

Item #2 - SPECIAL USE PERMIT, RV PARK, SNOWFLAKE AREA: Request by Copperwood Investments, LLC, for a Special Use Permit to allow a Recreational Vehicle Park on a 2.29 acre parcel, APN # 403-05-074 in Section 12, T 13 N, R 23 E.

The Staff Report was presented by **Linda Elliott** who reported that it's the same property that requested the Zone Change that is requesting a Special Use Permit for a Recreational Vehicle Park. The Park will have nine RV sites with eight being rental sites and one site for the office/support facilities with a manager onsite. The Snowflake Fire Department has determined the ingress/egress is sufficient to allow adequate emergency services. The RV Park will take care of the waste removal until Waste Management takes over servicing the park. The name of the park will be Golden Horse Park.

Owner/Applicant Comments: The applicant had no comments on this Special Use Permit.

In Favor: No one from the public came forward in favor of this special use permit.

Opposed: No one from the public came forward in opposition of this special use permit.

Staff's Questions/Comments: There were no further question/comments from staff.

Commissioner's Questions/Comments: Wendell DeCross asked if a septic system exists on the parcel. **Greg Loper** responded that a septic system does not exist, but has been proposed in the site plan, and will be applied for through ADEQ for review and approval. **Bud Henning** said that the septic system is included in the site plan, perc tests have been conducted as well. Ruth Ann Smith asked where the rental spaces are located on the property. **Peg Henning** responded that there will be four park model homes on each side. Wendell DeCross asked if they are calling it an RV Park, are there going to be spaces for overnigheters. **Peg Henning** responded, No.

A motion was made by Chuck Teetsel to approve this Special Use Permit with recommendations and conditions stated by staff.

PUBLIC WORKS DEPARTMENT RECOMMENDATION: Should the Commission grant this Zone Change request, staff would recommend the following conditions be applied: 1. *The permitted Special Use Permit shall run with the land.* 2. *Traffic shall enter and exit the property from Appaloosa Road. Traffic shall not enter from or exit the property directly onto Concho Road.* 3. *Outdoor lighting shall be fully shielded and directed downward to prevent interference with off-site traffic and shall conform to the Navajo County Lighting Ordinance.* 4. *All signage shall conform to the Navajo County Zoning Ordinance regarding Recreational Vehicle Park installations.* 5. *Water and wastewater disposal shall conform to the Arizona Department of Environmental Quality guidelines.* 6. *Solid waste shall be contained in such a manner to prevent trash from accumulating in an uncontrolled manner both on-site and off-site.* 7. *A grading and drainage plan shall be approved by the Navajo County Engineering department before construction of the site begins.* 8. *A more detailed review of individual spaces will be required before Building Permits are issued.* 9. *The design of this RV Park shall conform to the Navajo County Drainage Policy adopted in 2007. Specifically, the drainage design shall insure that post – development flow from the project site is not greater than the pre – development flow for the 2, 10, 50, and 100 year flood events.*

The motion was seconded by Carol Davis, and passed unanimously. **In Favor: 9, Opposed: 0.**

Item # 7- Possible approval of the July 16, 2009 Minutes

Carol Davis made a motion to table this item until the next meeting, seconded by Jason Hatch, **In Favor: 9, Opposed: 0.**

Item # 8 - Department report to Commission.

Greg Loper reported to the commission on the recent developments regarding NZ Legacy.

Chuck Teetsel requested that the questions be provided to the Commission as well. **Greg Loper** responded that they will send it via email. Rick Slone asked if the applicant was thinking of erecting measurement towers first, and if new locations for the solar panels have been identified to avoid being by homes. Wendell DeCross reported that he and several Commissioners attended a tour of the Dry Lake wind farm.

Bill Fraley said the application submitted by NZ Legacy cannot be changed unless it is brought before the Commission, and that Mr. Osborn is preparing a power point presentation, from the development stage to completion to present to the Commission. **Greg Loper** thanked the Commissioners for attending. Carol Davis asked if a stand alone commercial district will be addressed. **Greg Loper** said it is on their “to do” list.

Item #9- Commissioners' comments and/or directions to staff. Commissioners may use this time to offer additional comments regarding any item on this agenda or any other topic; and the Commission may direct Planning & Zoning staff to study or provide additional information on topics of the Commissions' choosing. Bob Hall requested that a map be created that is more detailed for the commission. Robert K. Black, Jr. recommended that map disclose demographics, census counts as well to be inserted on the map.

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 6:37 p.m. A motion to adjourn the meeting by Jason Hatch. Chuck Teetsel seconded the motion. Motion unanimously passed.

Approved this 15th day of October, 2009

Wendell DeCross

Chairman, Navajo County
Planning & Zoning Commission

ATTEST:

Alberto L. Peshlakai

Secretary, Navajo County
Planning & Zoning Department

